
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District: **Anacostia Historic District** () Agenda
Address: **2208 Martin Luther King Jr. Avenue, SE** (x) Consent

Meeting Date: **February 23, 2012** (x) Addition
Case Number: **12-207**

Staff Reviewer: **Tim Dennée**

The applicant, Mohammad Khokhar, agent for owner Arch Development Corporation (with Housing Evaluation Plus and Stan Voudrie), requests the Board's review of a permit application to construct a two-story addition at the rear of this two-story, brick, commercial building. The building was constructed as a single-family residence in 1892. The addition would require some demolition of two later additions and a bit of the original rear kitchen/bedroom ell. The drawings do not call for alterations to the main block of the building (although the somewhat schematic façade drawing could be interpreted to mean that there is a notion to shorten the second-story windows, an alteration that would be incompatible).

The addition would partly replace and partly be built over portions of the rear of the building that consist of additions. It would also remove the rear wall of the building's original ell and part of the ell roof. The rest of the roofing would be replaced, but the roof structure would remain (although the notes on the drawings could be clearer in this regard).

The addition would be more than 46 feet deep, bringing the total depth of the building to almost 110 feet. Of course, the building is already more than 90 feet deep, including its one-story additions, and neither dimension is unusual for a building in a commercial zone. There are no conflicts with neighboring residential properties.

The subject property is very close to the building immediately to the south (2210), so views of the addition are cut off from that direction, but the construction would be quite visible through a driveway/parking area in the lot immediately to the north.

Although it is an artifact of the need to keep the slope of the long roof from creating unworkable ceiling heights, a jump in the roof/parapet height at the junction of the structures gives the building a slightly unusual massing but perhaps a contemporary fillip.

As the addition would partly overlap the rear of the existing building and it is to be of frame construction, it is proposed to consist of a fiber-cement-board-sided upper story, with stucco uniting the old and new masonry on the floor below. It would be better and more compatible to have the entire addition sided in one material (if necessary) distinct from the earlier construction,

with the break at the point of the new construction episode. There is little historic or aesthetic value in introducing another material—stucco—and splitting the addition horizontally. While stucco would cover the juncture between old brick and new block, another material could do as well. Indeed, there is a decent chance that no portion of the brick walls of the one-story additions may be salvageable, depending on their foundations and capacity to bear the load of another story.

The staff recommends that the Board find the concept consistent with the character of the historic district, with the condition (agreed to by the applicant) that most of the original roof structure remain and that the entire addition be sided with fiber-cement board instead of a mix of such board with stucco.